



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

March 8, 2007

To: File

From: Michael Johnson, Project Manager

RE: ZAP 06-011 Conformance with the MSCP Subarea Plan

The project proposes an unmanned wireless telecommunications facility to be designed as a flag pole and an equipment structure. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program.

Staff has determined the proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Section 15311. Projects found to be exempt from CEQA are also exempt from the County's Biological Mitigation Ordinance (Section 86.503 (a)(1)). Therefore, the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system.

The project is to be built in an area that is already developed. The proposed cellular facility is to be built on a parcel that already supports an automotive repair shop. In addition, the parcel is considered Urban, unvegetated and disturbed. The site is not located in a pre approved mitigation area.

Based on the above facts, staff has determined that the proposed project will not hinder or conflict with the County Subarea Plan. No take authorization for incidental or deliberate impacts to state or federally listed species is granted with this determination. While no impacts to listed species are anticipated based on staff's review of the project, the applicant is responsible for ensuring that none occur and/or appropriate authorization has been obtained.